




MEMORANDUM

To: Honorable Chairperson and
Members of the Boundaries
Commission

Date: March 2, 2004

From: 
Pedro Velar, Assistant Director
Incorporation and Annexation

Subject: Fontainebleau Area Proposed
Incorporation

BACKGROUND

The Fontainebleau Area Municipal Advisory Committee (MAC), a group of Fontainebleau-area residents appointed by the Board of County Commissioners, was created under the sponsorship of Commissioner Souto to review the concerns raised by both members of the County Commission and County staff and the manner in which those concerns may be alleviated in the event that Fontainebleau is incorporated as a municipality. The group met for fifteen (15) months with the support of County staff, to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality.

The Fontainebleau area is required by County Code to remain in the Miami-Dade Fire-Rescue District, the Miami-Dade Public Library System, the County's solid waste collection system and continue to receive and pay for specialized law enforcement services from the Miami-Dade Police Department in perpetuity and to contract with the County for local patrol police services for a minimum of three years. The Conceptual Agreement between the County and the Fontainebleau MAC addresses these issues and establishes the terms under which the area may proceed with incorporation.

INCORPORATION REPORT

The County Code, Section 20-23(b) and Section 20-30(b) contain a set of guidelines that the Boundaries Commission, the Planning Advisory Board, and the County Commission are to consider in developing their recommendations and actions on an incorporation proposal. These guidelines were developed with the intent of assuring both that the proposed new city is fiscally viable and that the potential negative impact of the creation of the new city on the remaining unincorporated municipal service area (UMSA) is minimized.

This report provides the information required by the Miami-Dade County Code.

SUMMARY OF PETITION

The petitioners have stated that they wish to form a new municipality for the following reasons:

- to increase and improve the level of public safety;
- to improve local parks and recreation services;
- to improve public area maintenance;
- to improve other basic public services;
- to improve the process of development regulation; and
- to provide for enhanced public participation in local government.

PROFILE OF THE AREA

The estimated 2000 population of the area is 25,448 persons. Table 1 reports selected demographic and economic characteristics of the area. Overall, compared to the County as a whole, the median household income and the per-capita income of the Fontainebleau area are lower. The population in the Fontainebleau area is predominantly of Hispanic origin with very few blacks, non-Hispanic residents.

Table 1
Social and Economic Characteristics
Fontainebleau MAC Area and Miami-Dade County

	Fontainebleau	Miami-Dade
<u>Population Characteristics, 2000</u>	25,448	2,253,362
Percent White, Not Hispanic	11.3	20.7
Percent Black, Not Hispanic	1.3	19.0
Percent Other, Not Hispanic	3.5	3.0
Percent Hispanic Origin	83.9	57.3
<u>Income</u>		
Median Household Income	\$33,654	\$35,966
Per-capita Income	\$16,116	\$18,497
<u>Housing</u>		
Percent Owner Occupied	45.1	57.8
Percent Single Unit detached	4.0	42.7

Source: U.S. Census Bureau, Miami-Dade County
Department of Planning and Zoning, 2004.

Table 2, provides additional demographic information.

Table 2
Fontainebleau MAC Area
Population by Race & Hispanic Origin
Miami-Dade County, 2000

Tract	Total Persons	White Not Hispanic	Black Not Hispanic	Other Not Hispanic	Hispanic Origin Any Race
90.11	8,966	806	40	128	7,992
90.12	12,195	1,697	239	659	9,600
90.15	4,287	381	43	101	3,762
Total:	25,448	2,884	322	888	21,354
Percent:	100%	11.3%	1.3%	3.5%	83.9%

Source: U.S. Census Bureau, Census 2000 Summary File 1, Miami-Dade County
Department of Planning and Zoning, 2004.

Development Profile of the Area

Table 3 reports the 2000 land use profile of the area. Residential, roadways/communication, and park and recreation uses comprise approximately 80 percent of the proposed incorporation area.

Table 3
Fontainebleau MAC Area

Land Use	2000 Land Uses			
	Fontainebleau (Acres)	Fontainebleau (%)	Miami-Dade County (Acres)	Miami-Dade County %
Residential	318.1	28.8	99,385.4	6.4
Commercial	22.9	2.1	13,776.1	0.9
Industrial	NA	NA	17,200.2	1.1
Institutional	61.5	5.6	12,950.6	0.8
Parks/Recreation	307.1	27.8	787,907.6	50.9
Roadways/Communication/Utilities	291.8	26.5	86,065.5	5.6
Agricultural	0.0	0.0	80,355.3	5.2
Undeveloped	10.0	0.9	135,421.9	8.7
Inland/Costal Waters	91.5	8.3	315,654.7	20.4
Total:	1,102.9	100.0	1,548,717.3	100.0

Source: Miami-Dade Department of Planning and Zoning, Research Section, Jan., 2004

GUIDELINES ANALYSIS

The following analysis addresses the factors required for consideration by the Boundaries Commission, Planning Advisory Board and Board of County Commission pursuant to Chapter 20 of the County Code.

- 1. The suitability of the proposed boundaries to provide for a municipal community that is both cohesive and inclusive. Specifically, the area should:**

- a) Not divide a Census Designated Place, to the extent feasible.**

The proposed incorporation area is entirely located inside the Fontainebleau Census Designated Place (CDP) which is an officially recognized traditional community. However, approval of the proposed incorporation would result in a divided Fontainebleau CDP. Specifically, the easternmost, westernmost and southern portions of the Fontainebleau CDP would remain in unincorporated Miami-Dade County.

- b) Include adjacent areas of ethnic minority and lower income residents in which a majority of those residents have so petitioned.**

No adjacent unincorporated areas have a majority of ethnic minority or lower income residents that have petitioned to be in the incorporation area.

- c) Have contiguity and not create any unincorporated enclave area(s). An unincorporated enclave area is defined as an area that would be 1) surrounded on more than (80) percent of its boundary by one (1) or more municipalities and of a size that could not be serviced efficiently or effectively.**

The proposed incorporation area is not an enclave nor approval of the proposed boundaries would result in the creation of an enclave.

- d) Have natural or built barriers as boundaries, to the extent feasible.**

The proposed incorporation area is bounded on the north by State Road 836/Dolphin Expressway, on the east by NW 87 Avenue, on the south by West Flagler Street, and on the west by NW 107 Avenue. The above referenced boundaries are logical and consist of existing features.

- 2. Is there evidence of support of area residents and property owners sufficient to warrant the costs of balloting of electors?**

As required by the resolution establishing the Fontainebleau MAC, three public hearings were held on January 9, 2003, February 20, 2003, and December 18,

2003 to discuss the proposed incorporation of Fontainebleau. The Fontainebleau MAC members took the citizen attendance and comments at the public hearings and regularly scheduled MAC meetings under advisement in making their recommendation.

3. What are the existing and projected property tax costs for municipal-level services to the average homeowner in the area as currently unincorporated and as incorporated as a comparable Miami-Dade County city with a similar per-capita property tax base?

The proposed incorporation area of the Fontainebleau has a per capita taxable value of approximately \$19,891. While the governing body of the proposed Cities in Miami-Dade County with similar per capita taxable values to the proposed incorporation area are found below with their corresponding millage rates:

<u>CITY</u>	<u>PER CAPITA TAXABLE VALUE</u>	<u>MILLAGE RATE</u>
Sweetwater	\$17,093	3.4487
El Portal	\$20,768	8.7
Homestead	\$21,624	8.5
UMSA	\$50,000	2.447

The per capita taxable value for the proposed incorporation area at \$19,891 is lower than that for the Unincorporated Municipal Service Area (UMSA), at approximately \$50,000. The millage rate for UMSA is 2.447, substantially lower than the millage rates for comparable municipalities.

4. Are there any suitable alternatives to incorporation, including incorporation to an existing municipality?

The proposed Fontainebleau incorporation area's southwestern boundary is in common with that of the City of Sweetwater. The proposed incorporation area could be annexed by Sweetwater however the City has not expressed formal interest in doing so.

5. Is the area totally contained in the Urban Development Boundary depicted on the future land use map of the Dade County Comprehensive Development Master Plan?

The entire proposed incorporation area is located inside the 2005 Urban Development Boundary of the County's Comprehensive Development Master Plan (CDMP). The County's Land Use Policy 2B states that "priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the 2005-2015 Land Use Plan Map (LUP)."

6. Consistency with the Land Use Plan of the County's Comprehensive Development Master Plan.

The future land use designations within the proposed incorporation area are "Business and Office," "Office/Residential," "Low-Medium Density Residential," "Medium Density Residential," and "Parks and Recreation." A brief description of these CDMP land uses follows:

The "Business and Office" land use designation accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office designated areas provided that the scale and the intensity, including height and floor area ratio of residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning.

The "Office/Residential" land use designation allows both professional and clerical offices, hotels, motels, and residential uses. Office development may range from small-scale professional office to large-scale office parks.

The "Low-Medium Density Residential Communities" land use designation allows residential uses at a density of 5 to 13 dwelling units per gross acre. The "Medium Density Residential Communities" land use designation allows residential uses at a density of 13 to 25 dwelling units per gross acre. Both residential land use designations may allow activities associated with residential areas such as institutional and recreational uses, water bodies, group homes, hotels and utilities.

The "Parks and Recreation" land use designation includes both private and public lands in park or recreation use.

7. Is the proposed municipality compatible with existing planned land uses and zoning of the areas surrounding the proposed municipality?

The current land uses in the proposed incorporation area are roadway/communication facilities, residential single- and multi-family, commercial, office, institutional and parks. These current uses are consistent with the planned land uses in the Land Use Plan Map of the CDMP. The underlying zoning would also permit consistent development of the area. Planned land uses and zoning within the proposed incorporation area are compatible with the planned land uses and zoning of the area that surrounds it.

8. **What is the impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to effectively and efficiently provide services to adjacent remaining unincorporated areas?**

County staff conducted a financial analysis to determine the impact incorporation of this area will have on the UMSA budget. As part of this analysis, staff calculated revenues derived from and expenses incurred in the proposed incorporation area. It is estimated that the incorporation of the Fontainebleau area will result in the loss of approximately \$5.42 million in UMSA revenues and a reduction of approximately \$2.7 million in UMSA expenses, for a net loss to the County of approximately \$2.72 million. This means the proposed incorporation of Fontainebleau will have a negative impact on the remaining unincorporated area. The Boundaries Commission should be aware that proposed minimum police staffing is estimated at \$3.6 million which is \$2.2 million greater than the local patrol police figure of \$1.4 million included in the Estimated Revenues and Expenses Impact to the UMSA Budget. Finally, County staff has recommended a mitigation payment of \$721,807 from the City to the County which represents 1.501 mills from their assessed 2002 tax rolls.

The figures listed below in the *Fontainebleau MAC Estimated Revenues and Expense Impact to the UMSA Budget* are calculated using ratios based on the fiscal year 2002 – 2003 budget for each support function to the total direct services budget, which includes Police, Public Works and Parks.

The assumptions do not include; gas tax funded projects, canal maintenance revenues or expenses, proprietary activities such as building, zoning, and solid waste; and fire and library districts. The revenues and expenditures are based on allocations not on actuals.

Fontainebleau on FY 02-03 Budget	Based	Assumptions
2002 Taxable Property Rolls		\$506,193,761
2000 Census Population		25,448
2002-03 UMSA Millage		2.447
Police Calls for Service for 2002		9,599
Cost per Police Call		\$200
Cost per Lane Mile		\$1,380
Number of Lane Miles		29.44
Per Capita Taxable Value		\$19,891
Gross Revenue Loss to UMSA		
Property Tax Revenue	<i>Allocation based on tax roll & millage</i>	\$1,177,000
Franchise Fees	<i>Allocation based on tax roll/population</i>	\$434,000
Sales Tax	<i>Allocation based on \$59 per person</i>	\$1,493,000
Utility Taxes	<i>Allocation based on tax roll/population</i>	\$1,111,000
Communications Tax	<i>Allocated based on tax roll/population</i>	\$906,000
Alcoholic Beverage License	<i>Allocation based on \$0.21 per person</i>	\$5,000
Occupational License	<i>Allocation based on \$3.17 per person</i>	\$81,000
Fines and Forfeitures	<i>Allocation based on \$6.57 per person</i>	\$167,000
Interest	<i>Allocation based on .53% of all revenues</i>	\$29,000
Miscellaneous Revenues	<i>Allocation based on \$0.80 per person</i>	\$20,000
Gross Revenue to UMSA		\$5,423,000
Cost of Providing UMSA Services		
Police Department	<i>Based on police calls</i>	
	<i>Local Patrol</i>	\$1,401,912
	<i>Specialized & Other</i>	\$515,888
Parks and Recreation Dept	<i>Based on cost of parks</i>	\$180,371
Public Works		
	<i>Lane Road Miles Lane miles times cost per lane mile</i>	\$40,627
Planning, Team Metro and others	<i>Direct cost times 9.3%</i>	\$198,908
QNIP (Debt and pay-as you-go)	<i>Direct cost times 11.7%</i>	\$250,239
Policy Formulation/Internal Support	<i>Direct cost times 5.3%</i>	\$113,356
Cost of Providing UMSA Services		\$2,701,302
Net Budget Loss to UMSA		\$2,721,698

Assumptions:

1. Does not include gas tax funded projects
2. Does not include canal maintenance revenues or expenses
3. Does not include proprietary activities: Building, Zoning, Solid Waste
4. Does not include Fire and Library Districts
5. Revenues are based on allocations not actuals

9. CURRENT SERVICE LEVEL INFORMATION

Background:

The Fontainebleau proposed incorporation area encompasses an approximately 1.72 square miles. The population estimate, based on 2000 census figures, is 25,448.

Police Services

Calls for Service: The Doral District is comprised of 476 grids. The proposed incorporation area is made up of 8 Doral District Grids. The figures below represent calls for service for the Fontainebleau District, versus the proposed incorporation area of the Fontainebleau.

Fontainebleau Proposed Incorporation

Doral District

<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
10,802	10,551	9,599	168,003	176,490	168,272

Based on the aforementioned figures for calendar years 2000, 2001, and 2002, the Fontainebleau area represents 6.4, 5.9, and 5.7 percent, respectively, of the service demands for the Doral District.

Base Staffing: The proposed area of incorporation represents approximately 6 percent of the total calls for service for the district. Based on this percentage alone, minimum staffing requirements for the area would be **25 officers**. This staffing level does not account for supervisory or investigative concerns. The following represents minimum staffing levels needed to service the area, providing for viable response times, supervisory, officer safety, and relief concerns:

Base Staffing Level

Captain	0
Lieutenants	1
Sergeants	5
Officers	25
Detectives	2
<u>Total Sworn</u>	<u>33</u>
Public Service Aid (PSA)	2
Police Crime Analyst (PCA)	1
Police Records Specialist (PRS)	2
Secretary	1
DES	1
Office Support Specialist II (OSS)	1
<u>Total Non-Sworn</u>	<u>8</u>
<u>TOTAL STAFF</u>	<u>41</u>

SHIFT CONFIGURATION

City Commander / Lieutenant (1)
Secretary (1)

<u>Days GIU/Admin</u>	<u>Platoon I</u> Midnights	<u>Platoon II</u> Days	<u>Platoon III</u> Afternoon	<u>Relief</u>
Sergeant (1) GIU Detectives (2)	Sergeant (1) Officer (8)	Sergeant (1) Officer (8) PRS (1) PSA (1)	Sergeant (1) Officer (9) PRS (1) PSA (1)	Sergeant (1)
<u>CAU</u>				
PCAS (1) DES (1) OSS2 (1)				

This shift configuration calls for officers on each shift to have different days off to allow for relief coverage. There would not actually be eight officers on any given day providing road patrol coverage.

The aforementioned minimum staffing configurations do not reflect equipment or specialized service concerns. They represent base staffing for the area based on size (square miles), population density, and calls for service.

Final staffing levels will be determined by contract after negotiations with elected officials. However, personnel levels shall not be set below the base staffing levels.

Fire-Rescue Services

Incorporation will have no impact on the remainder of the Fire Rescue District since the proposed municipality will remain in the Fire District. The Fontainebleau MAC has addressed this issue in its conceptual agreement with the County.

Community and Economic Development

The incorporation of the Fontainebleau Area could potentially have an impact on the County's Community Development Block Grants (CDBG) entitlement. Based upon an initial review of the proposed area of incorporation, block groups 90.12.2 and 90.13.3 are low and moderate income block groups which are eligible for CDBG funds.

Consumer Services Department

The proposed incorporation will not have an impact on the department's ability to license and enforce cable TV regulations. The proposed incorporation will continue to be served by the same cable television and telecommunication operators as before.

Telecommunications service providers are required to register with the County only if they have facilities located within the unincorporated area. The purpose of the registration process is to determine users of the County's right-of-way. The new municipality will be responsible for managing its public thoroughfares and therefore companies that have facilities only within the proposed Fontainebleau incorporation area will no longer be required to register with the County.

Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas if required.

Department of Environmental Resource Management

1. Services provided by DERM on the subject areas include, but are not limited to:

I. Review and approval or disapproval of development orders.

This includes the following:

- Building Permits
- Zoning Actions
- Platting Actions (Land Subdivision)
- Building Occupancies (Residential and Nonresidential)
- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of Chapter 24. The review includes but is not limited to the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

II. Operating Permits:

Section 24-35 of the Code Authorizes DERM to require permits for any facility that could be a source of pollution. This includes a wide

variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

III. Pollution Prevention and Educational Programs:

The DERM Office of Sustainable Environment and Education (OSEE) is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO2 reduction and environmental education in general. The head of OSEE is Mr. Julio Calle and if you need additional information regarding these services you may contact him at (305-372-6828).

IV. Enforcement Activities:

These include regular inspections of permitted facilities as well as of any potential source of pollution, responses to complaints and general enforcement operations.

2. Inasmuch as DERM's regulatory activities are enforceable under County Code in both incorporated and unincorporated area, the Department currently provides the above services to the subject area. Accordingly, annexation of the parcels in question will not affect our Department's ability to provide adequate levels of service.
3. The ability of DERM to provide adequate services to the areas being annexed will not be impaired in any manner by this action nor to the areas adjacent to the parcels being annexed.

The following information is being submitted as relates to Code requirements enforced by DERM. Additionally, we are submitting information concerning wellfields in the area as well as Water and Sewer, Tree Preservation, Wetlands and Stormwater information.

Drainage:

Permitting:

DERM has delegated authority from the South Florida Water Management District for issuance of surface water management general permits under Chapter 40E-40, FAC. Jurisdiction to require a general permit is countywide, and is dependent upon the size of the development. DERM has also countywide permitting authority for the construction of overflow outfall to a body of water. Although some smaller projects may be exempted from drainage permits from DERM, it is still required for DERM to perform an environmental and water quality review for all new drainage system. Usually a tracking system is created by the Municipality to require DERM comments before issuing a construction permit.

Canal issues:

The Miami – Dade County Water Control Plan shows existing Secondary Canals within the proposed incorporation area, in Section 4 -54-40 and in Gov't Lot 4, 53/54-40.

It is the responsibility of the city to prohibit any construction within the canal reservations, canal easements or canal right-of-ways without the necessary prior approval from DERM.

Furthermore, all secondary canals within the service area of the city will require a canal maintenance agreement between the City and the County. This allows the County's Public Works Department (PWD) to continue its maintenance activities in those canals, and maintain a standard level of service for the city's residents.

Hazardous Waste:

A database search was conducted to identify sites with current or historical contamination issues. The sites listed below were identified:

Permit	Permit #	Facility Name	Address			
IW5	2963	CLEAN LAUNDRY SERVICE, LLC	10686	NW 7		ST
IW5	2729	DRY CLEAN USA	9533	W	FLAGLER	ST
AW	235	FONTAINEBLEAU GOLF COURSE	9155	W	FLAGLER	ST
UT	3795	FONTAINEBLEAU GOLF COURSE	9155	W	FLAGLER	ST

Building Department

The Building Department operates from fees collected by permits, inspections and fines related to the construction and renovation of property. The current permitting activity of the Fontainebleau area represents less than 1% of the permits issued by the Building Department and the associated revenues generated from those permits represent less than 1% of the total Building Department collections. Should the Fontainebleau area incorporate and establish it's own Building Department, the impact to the Miami-Dade County Building Department collection of revenue would be minimal, with no impact to the Department's ability to efficiently and effectively provide services to the remaining Unincorporated areas. On the other hand, should the Fontainebleau area choose to contract with this Department for the permitting services, the Department would continue to provide said services under the same conditions established for the transition period, with no adverse effect to our operations or service levels.

Team Metro

The code enforcement responsibilities of Team Metro will be transferred to the new municipality. Team Metro would be interested in discussing subcontracted code enforcement services within its area of expertise to the new municipality.

Parks and Recreation

There is one (1) local park within the proposed incorporation boundaries, Ruben Dario Park.

The park will be transferred to the new municipality contingent upon UMSA residents being able to use the park without being required to pay fees for services above those charged to municipal residents. The net annual cost of operating this park is \$180,371 per year.

There is one (1) countywide park within the proposed incorporation boundaries, The Women's Park. This park will continue to be managed, operated and funded by the County.

Solid Waste

In accordance with Ordinance No. 96-30, solid waste collection service to residential units will continue to be provided by the Department of Solid Waste Management in the same manner as it is currently provided. Accordingly, there would be no impact on the Department's ability to provide waste collection service either to the adjacent or remaining unincorporated service area effectively and efficiently.

Water and Sewer

The proposed incorporated area is within the water and sewer service areas of Miami-Dade Water and Sewer Department (WASD) and service is being provided to portions of the area. Future water and sewer service customers within the incorporated area would receive service from WASD. WASD would own, operate and maintain any future facilities, whether constructed by the City or by private developers. Adequacy and capacity of the County's water and sewer systems are dependent upon the type and timing of the development or redevelopment proposed to occur within the City. The incorporation would have no impact on WASD's ability to provide services to the remaining unincorporated area in the vicinity.

Transit

Miami-Dade Transit is regional and provides services to municipalities as well as unincorporated areas.

10. Potential Revenue Sources and Facilities to be made available to the proposed municipality upon incorporation.

All the eligible municipal revenues will be available to the Fontainebleau Incorporation Area. It is also anticipated that police services will be made available from the Doral District Station. The park to be conveyed by Miami-Dade County in as-is condition to the proposed municipality of Fontainebleau is Ruben Dario park. The park will be transferred to the newly incorporated city contingent upon UMSA residents being able to continue to use the park without being required to pay fees for services above those charged to municipal residents.

11. **Financial impacts of the incorporation on the remaining unincorporated areas of Miami-Dade County. Does the proposed incorporation fall between \$20,000 and \$48,000 per capita taxable value?**

The Fontainebleau Incorporation Area per capita taxable value does not fall between \$20,000 and \$48,000. The per capita taxable value is \$19,891. It is anticipated that there will be no impact to the remaining UMSA should the Fontainebleau Area incorporate.

12. **Any other factor that arises by virtue of any special or unique circumstances of a given area.**

The existence of several facilities of countywide significance within the boundaries of the proposed incorporation area is a factor that arises as a unique set of circumstances. Facilities of countywide significance are those that are necessary for the coordinated current and future use of lands and development and service delivery throughout the County. The services provided by these resources are needed by the greater community. Therefore jurisdiction over these facilities will be retained by Miami-Dade County. In the proposed incorporation area the following facilities of countywide significance exist:

DEPARTMENT/FACILITY

LOCATION

WATER AND SEWER DEPARTMENT

Regional Pump Station 28

800 NW 97 Avenue

Regional Pump Station 114

680 NW 97 Avenue

Regional Pump Station 121

10450 Fontainebleau
Boulevard

Regional Pump Station 27

9401 Fontainebleau
Boulevard

Regional Pump Station 26

8901 Fontainebleau
Boulevard

Regional Pump Station 113

290 NW 97 Avenue

PARKS AND RECREATION DEPARTMENT

The Women's Park

Flagler Street and 103
Court

13. **Will the area, if currently qualified, continue to be eligible for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state and local government agencies?**

It is not anticipated that the incorporation will change the eligibility of the Fontainebleau area to avail itself of existing government funded programs, however, the new municipality will be responsible for pursuing such funding independent of the County.

14. Will creation of a new municipality impact public safety response times?

The new municipality will be contracting with MDPD for patrol services for a minimum of three years with a one year transition. Since the personnel assigned to the Fontainebleau Area will be working within the municipal boundaries exclusively, absent a need for mutual aid, response times in the area should be consistent with what they currently are. In general, incorporation of the area is not anticipated to have a significant effect on the County's ability to provide services to the adjacent remaining unincorporated areas.

The new municipality will also remain in the Fire District.

15. Will creation of a new municipality introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

It is not anticipated that incorporation of the Fontainebleau area will introduce any new barriers to municipal traffic flow.

16. If the area has been identified by the federal government as a flood zone or by emergency planners as an evacuation zone, has the proposed municipality indicated its preparedness to address any extraordinary means that may arise?

The proposed incorporation area is located outside both the FEMA-designated 100-year floodplain and the County's designated evacuation zones.

17. Will municipal government offices and commercial centers be connected by public transportation?

The location of government offices will be determined by the elected municipal officials. However, currently there are four existing transit routes in the area some with connections to Metrorail, Government offices and shopping malls.

18. To the degree possible, would the proposed incorporation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?

The area is contained within the same school district boundaries as the adjoining area. The schools are Charles R. Hadley Elementary, E. W. Stirrup Elementary, John I. Smith Elementary, Ruben Dario Middle, and Miami Coral Park High Schools. As shown in Table 4, the Florida Inventory of School Houses (FISH) utilization rates of Miami Coral Park Senior High, 137 percent, and of John I. Smith, 118 percent, are higher than the acceptable utilization rate of 115 percent.

Table 4	
Schools Serving the Fontainebleau MAC Area	
School	Florida Inventory of School Houses (FISH) . Capacity Utilization Rate* (Percent)
Charles R. Hadley Elementary	88
E. W. Stirrup Elementary	86
John I. Smith Elementary	118
Ruben Dario Middle	89
Miami Coral Park High	137
* As agreed with the School Board, the acceptable FISH utilization rate by Miami-Dade County is 115 percent until the year 2005. Beyond 2005 the acceptable utilization rate decreases gradually to 100 percent by the year 2015.	
Source: Information compiled by the Miami-Dade County Department of Planning and Zoning.	

cc: Alex Munoz, Assistant County Manager
Jennifer Glazer-Moon, Director Designate,
Office of Strategic Business Management

Fontainebleau MAC
Estimated Impact on UMSA Budget Revenues and Expenses

Fontainebleau Based on FY 02-03 Budget	Assumptions	
2002 Taxable Property Rolls		\$506,193,761
2000 Census Population		25,448
2002-03 UMSA Millage		2.447
Police Calls for Service for 2002		9,599
Cost per Police Call		\$200
Cost per Lane Mile		\$1,380
Number of Lane Miles		29.44
Per Capita Taxable Value		\$19,891
Gross Revenue Loss to UMSA		
Property Tax Revenue	<i>Allocation based on tax roll & millage</i>	\$1,177,000
Franchise Fees	<i>Allocation based on tax roll/population</i>	\$434,000
Sales Tax	<i>Allocation based on \$59 per person</i>	\$1,493,000
Utility Taxes	<i>Allocation based on tax roll/population</i>	\$1,111,000
Communications Tax	<i>Allocated based on tax roll/population</i>	\$906,000
Alcoholic Beverage License	<i>Allocation based on \$0.21 per person</i>	\$5,000
Occupational License	<i>Allocation based on \$3.17 per person</i>	\$81,000
Fines and Forfeitures	<i>Allocation based on \$6.57 per person</i>	\$167,000
Interest	<i>Allocation based on .53% of all revenues</i>	\$29,000
Miscellaneous Revenues	<i>Allocation based on \$0.80 per person</i>	\$20,000
Gross Revenue to UMSA		\$5,423,000
Cost of Providing UMSA Services		
Police Department	<i>Based on police calls</i>	
	<i>Local Patrol</i>	\$1,401,912
	<i>Specialized & Other</i>	\$515,888
Parks and Recreation Dept	<i>Based on cost of parks</i>	\$180,371
Public Works		
Lane Road Miles	<i>Lane miles times cost per lane mile</i>	\$40,627
Planning, Team Metro and others	<i>Direct cost times 9.3%</i>	\$198,908
QNIP (Debt and pay-as you-go)	<i>Direct cost times 11.7%</i>	\$250,239
Policy Formulation/Internal Support	<i>Direct cost times 5.3%</i>	\$113,356
Cost of Providing UMSA Services		\$2,701,302
Net Budget Loss to UMSA		\$2,721,698
Value of 1.501 mills		\$721,807
Revised: August 7, 2003		
Assumptions:		
1. Does not include gas tax funded projects		
2. Does not include canal maintenance revenues or expenses		
3. Does not include proprietary activities: Building, Zoning, Solid Waste		
4. Does not include Fire and Library Districts		
5. Revenues are based on allocations not actuals		